

MONDAY
August 03, 2026
City of North Chicago
1850 Lewis Avenue, North Chicago, IL 60064
Following City Council Meeting



JUDICIARY
COMMITTEE MEETING

MONDAY
August 03, 2026
6:32 p.m.

Alderman Wray called the meeting to order.

ROLL CALL:

Present: Jackson, Evans, Allen, Wray, Murphy, Brooks

Absent: Coleman

**1. DISCUSSION FOR ORDINANCE AMENDING CITY CODE 5-15 AND 5-3 REGARDING
SHORT TERM RENTALS**

Director of Economic and Community Development Taylor Wegrzyn explained the amendment and the need for the revision of the current ordinance as it pertains to short-term rental. There were approximately 25-30 short-term properties throughout the city that were listed on popular websites. Typically, rentals for one or two nights. Within the current ordinance they were listed under landlord licensing and would have to adhere to the regulations listed. The proposed ordinance would create a short-term rental program in addition to the existing landlord rental program. Landlords would need to obtain a landlord license and request an endorsement for short-term rentals.

Key changes would include no outdoor activity after 10pm, landlords would need to provide a list to the city of all listed rental properties and sign an acknowledgement with the city ensuring to provide city rules and regulations with the renters. The landlord would need to adhere to the city's parking requirements, (share that information with renter) and provide the city with a parking plan, as parking was an ongoing issue throughout the city. Many of the complaints were that of noise and parking, this would assist as a remedy for that and provide a standard.

A proposed \$50 added annual fee per short-term rental unit. The entire dwelling must be listed; no individual rooms could be rented. For example, if the home had four bedrooms, the entire home must be rented, not individual rooms. None of the short-term landlords were paying hotel/motel tax to the city.

Alderman Allen asked was the \$50 added landlord fee in addition to the fees they were currently responsible for. Mr. Wegrzyn said they were. The fees would be for inspection and landlord.

Alderman Allen asked about the parking for short-term visits. Mr. Wegrzyn explained they would be required to have the minimum number of parking spaces available per the parking zone ordinance. Also, if a guest needed to park on the street, they would need to call the police to inform them of overtime stays.

Alderman Evans asked about providing the license plate number and identified parking was currently a city problem. Mr. Wegrzyn explained the ability to revoke the short-term license with three strikes of violating the ordinance.

Alderman Evans asked the number of short-term properties to date. Mr. Wegrzyn stated 25-35, proposing a cap at 25 in ordinance.

Mayor Rockingham Jr. asked about the age requirement to rent an Airbnb. Mr. Wegrzyn stated none and not in the ordinance. Attorney Megan Mack said it was not currently in the ordinance but believed it should be considered at 21 or 25. Alderman Brook indicated the requirement of 18 years old for Air BNB (via internet).

Mayor Rockingham Jr. questioned if the City could require a different age. Attorney Megan Mack stated that the age could be decided by the Council. Chief of Staff Greg Jackson felt the age should be more than 18, mentioning incidents that occurred, with navy recruits partying in Airbnb.

Alderman Evans stated if aware of previous incidents with Airbnb and 18-year-old, the age needed to be greater. Alderman Wray suggested 25.

Alderman Brooks stated that on the Airbnb website the hosts notify of the age minimum.

Mr. Wegrzyn mentioned being specific about the rules and requirements.

Alderman Allen provided an explanation to why he felt age 18 would be appropriate for the military staff and family; they serve our country. Mayor Rockingham Jr. agreed with Alderman Allen with being 18 years old for military service but noted the inability to drink alcohol until at least 21.

Alderman Wray, Alderman Brooks, Alderman Jackson believed that age 21 should be the age. Alderman Evans questioned attracting business to the city and said the age of 18 could be a deterrent. Alderman Murphy asked was there mention of age for hotels in the ordinance.

Alderman Brooks indicated that when booking a hotel online, you can be anyone you want to be. Therefore, there should be standard rules in place. Alderman Wray asked about the age being set and changed if necessary. Mr. Wegrzyn said that it could. Alderman Jackson agreed with a trial of age 18 and revisiting a revision if necessary.

2. DISCUSSION TO AUTHORIZE EXECUTION OF SERVICE AGREEMENT WITH GRANICUS FOR SHORT-TERM RENTAL COMPLIANCE SOFTWARE IN THE AMOUNT OF \$6,146.25

Director of Economic and Community Development Taylor Wegrzyn explained the service agreement with the company, Granicus used AI software to research compliance of property listing details. The software assisted in ensuring that the city was abreast of all details and fees. It would allow the city to ensure compliance and fees were currently pursuing adjudication actions. The software should pay for

itself through the hotel/motel tax.

Alderman Brooks asked what funds were being used. Mr. Wegrzyn through hotel/motel fees. Also, noted that there was zero compliance with hotel/motel rentals, although required; the software would assist with that. Mr. Wegrzyn mentioned the program would start in January of 2027.

Alderman Murphy moved, seconded by Alderman Brooks that the Judiciary Committee Meeting stand adjourned.

MOTION CARRIED BY VOICE VOTE

The meeting adjourned at 6:59 p.m.

**PUBLIC zWORKS
COMMITTEE MEETING**

**August 03, 2026
6:59 p.m.**

Alderman Evans called the meeting to order.

ROLL CALL:

Present: Jackson, Coleman, Evans, Allen, Murphy, Brooks

Absent: Wray

1. DISCUSSION OF AUTHORIZATION TO SOLICIT COMPETITIVE BIDS FROM A QUALIFIED CONTRACTOR LIST FOR THE WALLACE AVENUE WATER MAIN REPLACEMENT PROJECT

Alderman Murphy left the Council Chambers at 7:01pm

City Engineer Steve Cieslica explained the desire to waive the competitive bidding process. With the plan to solicit bids from familiar vendors, due to time restraints on completing the project. Further explaining the scope of work and the desired timeline.

Alderman Allen moved, seconded by Alderman Jackson that the Public Works Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Evans, Allen, Wray, Brooks

Nays: None

Absent: Coleman, Murphy

MOTION CARRIED

The meeting adjourned at 7:02 p.m.

**ECONOMIC DEVELOPMENT / PLANNING /
ZONING
COMMITTEE MEETING**

**August 03, 2026
7:03 p.m.**

Alderman Brooks called the meeting to order.

ROLL CALL:

Present: Jackson, Evans, Allen, Wray, Brooks

Absent: Coleman, Murphy

**1. PRESENTATION OF RFQ FOR PUBLIC-PRIVATE PARTNERSHIP FOR MILITARY
BARRACKS DEVELOPMENT AT NAVAL STATION GREAT LAKES**

Alderman Murphy re-entered the Council Chambers at 7:04 pm after roll call.

Director of Economic and Community Development Taylor Wegrzyn explained that this was a continued partnership, and discussions were held about the need for additional development on base. He mentioned it was on the agenda to inform the city of what may be in the works for the future.

Alderman Evans asked if the City would obtain the property. Mr. Wegrzyn said no; it pertained to the barracks on the Naval Base.

Alderman Allen moved, seconded by Alderman Evans, that the Economic Development / Planning / Zoning Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Evans, Allen, Wray, Murphy, Brooks

Nays: None

Absent: Coleman

MOTION CARRIED

The meeting adjourned at 7:04 p.m.

